



11554 76 Avenue
Grande Prairie, Alberta

MLS # A2300723



\$499,900

Division:	Westpointe		
Type:	Residential/Duplex		
Style:	Attached-Up/Down, Bi-Level		
Size:	1,174 sq.ft.	Age:	2012 (14 yrs old)
Beds:	5	Baths:	3
Garage:	Parking Pad		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Landscaped, Lawn		

Heating:	High Efficiency	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters		

Inclusions: N/A

Great revenue property located in Westpointe. This legal up/down duplex has a large open layout on the main floor with lots of natural light. The kitchen features a large pantry and overlooks the living room. The main floor unit has 3 good-sized bedrooms and 2 bathrooms. The master bedroom has an ensuite and a walk-in closet. The lower unit features a private entrance for downstairs tenants, 2 large bedrooms, and a bathroom. Each unit has its own furnace & hot water tank. Each unit has a washer & dryer. There is a large parking pad with plenty of space for both up/down units. Don't miss out!!! Book your showing today!!!